



Templeton Robinson welcomes 6 Victoria Avenue to the resale market. This recently refurbished two bedroom mid-terrace is located in a popular residential area with excellent road and rail transport links along with George Belfast Belfast City Airport close at hand. Also within walking distance are multiple primary and secondary schools along with convenience shops and a host of local amenities in Belmont and Ballyhackamore villages.

**Offers Around  
£89,950**

6 Victoria Avenue,  
Belfast,  
BT4 1QY

The property comprises bright entrance hall leading to open plan lounge/dining room with brand new kitchen to rear. A small enclosed rear yard is accessed via the kitchen. Upstairs there is a bathroom with white suite and two well-proportioned bedrooms. Further benefitting from oil fired central heating and uPVC double glazing, this is a fantastic opportunity to purchase a well maintained property and we have no hesitation in recommending private viewing at your earliest convenience.

Viewing by  
appointment with  
& through agent  
028 9065 0000

## Getting You Best Price

### Belfast Branches

Lisburn Road - 028 9066 3030  
 Ballyhackamore - 028 9065 0000

### Other Branches

Bangor - 028 9145 1166  
 Hollywood - 028 9042 4747  
 Lisburn - 028 9266 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

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## Property Features

Recently Refurbished Mid-Terrace

Popular Residential Location Close to  
Transport Links

Two Spacious First Floor Bedrooms

First Floor Bathroom with White Suite

Brand New Kitchen

Open-Plan Living/Dining Room

Oil Fired Central Heating / uPVC Double  
Glazing

Chain Free / Investment Potential

Ideal First Time Buy

Viewing Highly Recommended

## Location:

Turn down Station Road off Holywood Road, take the second left onto Palmerston Road then the second right onto Victoria Road. Victoria Avenue is the first turn on the right and number 6 is located on the left hand side.

## Property Comprises

### Ground Floor

uPVC front door to...

ENTRANCE HALL: Laminate wood floor, cornice ceiling, ceiling rose.

LOUNGE/DINING: 23' 11" x 10' 4" (7.28m x 3.15m) Bay window, original cast iron feature fireplace with slate hearth, laminate wood floor, storage cupboard under stairs.

KITCHEN: 16' 10" x 6' 6" (5.12m x 1.98m) Range of high and low level units in white gloss with chrome furniture, formica work surfaces, plumbed for washing machine, single basin stainless steel sink unit with chrome mixer taps, integrated 'Beko' oven and 4 ring ceramic hob with stainless steel extractor hood over and tiled splashback, ceramic tiled floor. Access to rear.

### First Floor

LANDING: Access to loft.

BEDROOM (1): 14' 2" x 9' 9" (4.32m x 2.97m)

BEDROOM (2): 10' 6" x 8' 1" (3.20m x 2.46m)

BATHROOM: 12' 10" x 6' 8" (3.92m x 2.03m) White suite comprising panelled bath with chrome mixer taps and telephone hand shower, pedestal wash hand basin with chrome taps, low flush wc, vinyl floor, extractor fan, recessed spotlighting.

### Outside

Enclosed rear yard with uPVC oil tank, outside tap and outside light, oil boiler housing. Access to rear entry.

